

Caswell County Planning Board Meeting
March 22, 2022

Members Present:

Chairman, Russell Johnston, Antonio Foster, Scott Oakley, Steven Harris, Jason Daniel, Michael Poteat, Commissioner Steve Oestreicher, Planning Director Matthew Hoagland, Development Services Coordinator Amy Lyle,

Members Absent: Don Swann, Ron Richmond.

Called to Order

Chairman Johnston called the February 22, 2022 Planning Board to order at 1:02 p.m.

Approval of the Agenda

Mr. Johnston made a motion to approve the March 22nd Planning Board meeting agenda with the amendment of moving item seven, section B to item five. The motion carried unanimously.

Public Comments

Mr. Hoagland stated that there were no public comments.

Approval of February 2022 Meeting Minutes

Mr. Daniel made a motion to approve the February 2022 Planning Board minutes. The motion carried unanimously.

Planning Department Update

B) Broadband

Mr. Doug Barker, representative from HK Consulting and Vertical Bridge Development, joined the meeting via Zoom to give updates for the west Caswell and Prospect Hill cell power projects. He stated that the projects have been delayed, but he will be submitting the building permits for both towers before the end of the week, and that they should be completed with six to seven weeks. He also stated that the tower in Hightowers is still under environmental review, and it can take up to six months before it is cleared by the FCC, and once it is cleared, he will submit the application for the building permit. Mr. Oestreicher asked Mr. Barker if he had received the email he had sent. Mr. Barker stated that he was not sure. Mr. Foster asked Mr. Barker if he could give updates on a monthly basis or periodically. Mr. Barker stated that he can email Mr. Hoagland monthly with updates. Mr. Oakley asked Mr. Barker if he could update the Planning Board when 5G service is available. Mr. Barker stated that he could verify with Verizon. Mr. Foster asked if 5G was a better range. Mr. Barker stated that 5G gives a lot more data, but shrinks coverage areas, and you would have more 4G coverage. Chairman Johnston thanked Mr. Barker for the update and asked that he share updates with Mr. Hoagland on the progress of the towers if he couldn't join future meetings himself. Mr. Barker agreed.

Unfinished Business

A) Watershed Review Board pending appeals

Mr. Hoagland stated that the pending watershed permit appeals are still in superior court and are still awaiting a ruling. He stated that he has not received any action or determination from any of the attorneys. He stated that from a procedural standpoint, the best thing to do is to continue this issue to

the next meeting, and to name the date of the meeting to avoid the rigors of mailing and other public hearing requirements. Mr. Johnston asked if this was the advice from the Planning Board attorney Mr. Hornick. Mr. Hoagland said yes. Mr. Johnston made a motion to continue the watershed appeal to the April 26th, 2022 meeting. The motion carried.

New Business

A) Comprehensive Plan discussion/review

Mr. Hoagland stated that at one of the previous meetings, the Commissioners voted to form a steering committee to review the Comprehensive Plan. However, at their most recent meeting the commissioners voted to do away with the steering committee and keep the responsibility with the Planning Board. He stated that the Comprehensive Plan recommends reviewing it annually and that the Planning Board could then make recommendations to the commissioners for changes. Mr. Hoagland stated that he was instructed by Mr. Johnston to reach out to different people in the community that may want to weigh in on the Comprehensive Plan. He stated that he reached out to Town Manager of Yanceyville Kamara Graves, Mayor of the Town of Milton Patricia Williams, who is in attendance, Bryan Singleton from the NC Department of Forestry, and Dr. Pam Senegal, President of Piedmont Community College, who is represented today by Emily Buchanan, and Jennifer Eastwood, Caswell County Health Director. Mr. Hoagland stated that he wanted to note that the role of the Planning Board is to review and make recommendations if they wish to. He also stated that he had received recommendations from Mr. Foster & Mr. Oakley, and he could pass that information around if anyone wanted to see it. Ms. Williams stated that the town of Milton was currently working on their own Comprehensive Plan. She stated that one of the things that was being reviewed was the future land use map for the town. She stated that the map shows a pedestrian bike lane that would connect the county through Country Line Creek. She wanted to verify if the Caswell County Comprehensive Plan shows a similar plan. Mr. Johnston stated that he remembers some discussion about multi-use pathways in the Comprehensive Plan. Mr. Hoagland stated that there were a lot of perspective bike paths, trails, and recreational forms of transportation in the Comprehensive Plan but that those appear to be perspective trails that could be implemented if local leaders wished to do so. Mr. Hoagland presented a map on screen, showing page 42 of the Comp. Plan. He stated that some of the proposed trails were already existing.

Ms. Buchanan stated that Piedmont Community College was pleased with the progress of the Center for Educational and Agricultural Development. She stated that she anticipates that there will be visual work that can be seen very soon. She also stated that the college was a part of the Dillard School renovations. She also stated that the college has partnered with that facility to offer classes once it opens for healthcare, health screenings, & cosmetology. She also stated the college is proud to have a strong relationship with the Ag Extension office, the Economic Development office, and the Chamber of Commerce. She also stated that another priority for the college is the casino coming to Danville, and the college is working to build a relationship with the people from the casino. She also stated that their concerns are internet access for their students, public transportation, and education. Mr. Foster asked Ms. Buchanan if she was going to provide any input in regards to the topics she mentioned. Mr. Foster stated that he was on the Board of Trustees for Piedmont Community College. Mr. Hoagland stated that section four of the Comprehensive Plan talks about economic development and noted that the “construction of a multipurpose agricultural center”, and “developing training programs through PCC that focuses on agriculture” were two goals of the existing Comp. Plan. Mr. Oakley stated that he sent out an email that said there was lots of interest in the Comprehensive Plan for agricultural growth. Mr. Foster stated that the seed program that was adopted by the college is going to be 80 acres on Highway 29, it will have plots that can be leased, it will be educational for the students, and it will be a hub for selling and purchasing food. He said they already have a list of partners, including 4P from Maryland. Ms. Buchanan stated the hub will be run by 4P. Mr. Foster stated that the hub it will go up through

Interstate 85. Mr. Johnston asked if Mr. Singleton gave any feedback. Mr. Hoagland stated that he did not but had planned to be at today's meeting. However, he was helping to deal with some wildfires in the western part of the state. Mr. Johnston said Ms. Buchanan could reach out to Mr. Hoagland with any other recommendations she may have. Mr. Foster stated that a 8.1 million dollar grant was received, and that the old Dillard school will be senior apartments. He also stated that marketing plans should include the new high school, the CoSquare, and broadband internet, and that we have some great things to offer here in Yanceyville. He also stated that he read that there was plans to make Highway 86 into a four-lane highway. Mr. Oestreicher stated that the Department of Transportation has the say on that. Mr. Oakley asked if there is something in the Comprehensive Plan that the Planning Board has no push or say on, does it need to stay in the plan? Mr. Foster stated that if it is in the plan, it could be seen and worked on. Mr. Hoagland stated that the county has some input on those types of transportation issues, but very minimal. It would more or less involve encouraging the regional committee to make Caswell projects a higher priority than other projects within the region. Mr. Foster asked if there was a fix for supermarket access in the county. Mr. Hoagland stated he believed that was a matter of market demand. Mr. Foster asked if the Planning Board was being asked to completely do the plan like it was in 2014 or were they being asked to do a yearly review on the plan. Mr. Johnston said that his vision was to gather community input and local organization and incorporate it. He also said he believed they would review the existing goals from 2014 and update them or recommend changes as appropriate. Mr. Oakley stated that he was thinking about incorporating the input into two phases.

Planning Department Updates

A) Broadband

Mr. Hoagland stated Charter Spectrum has confirmed that they have turned on service for a small subset of customers in the southwestern part of the county along Kerr Chapel Road. He also stated that the county is prepared to give Charter the information we have to apply for the GREAT (Growing Rural Economies with Access to Technology) and CAB (Completing Access to Broadband) grants. The County Manager has confirmed that Charter plans to apply for GREAT grant funding in this year's round of applications.

C) Preview of April Agenda items

Mr. Hoagland stated that the Commissioners recently discussed amending the High Impact Development Ordinance to allow non-conforming properties more time to submit information and be grandfathered in. Mr. Oestreicher mentioned that the county attorney is recommending Planning Board review and recommendation then a public hearing before changing the ordinance. Mr. Johnston asked if Mr. Hoagland could take care of everything procedurally and get the issue back to the Planning Board as needed. Mr. Hoagland replied that he would. Mr. Hoagland also stated that he has received an application for an RV park in the Milton Township, and he also received a proposal to amend the UDO to place RV Parks in a flood zone which currently is not allowed. It is possible the Board will have to review both those items at the next meeting, but it will depend on specifics.

Adjournment

Mr. Harris made a motion to adjourn the March 22, 2022 Planning Board Meeting. The motion carried unanimously.